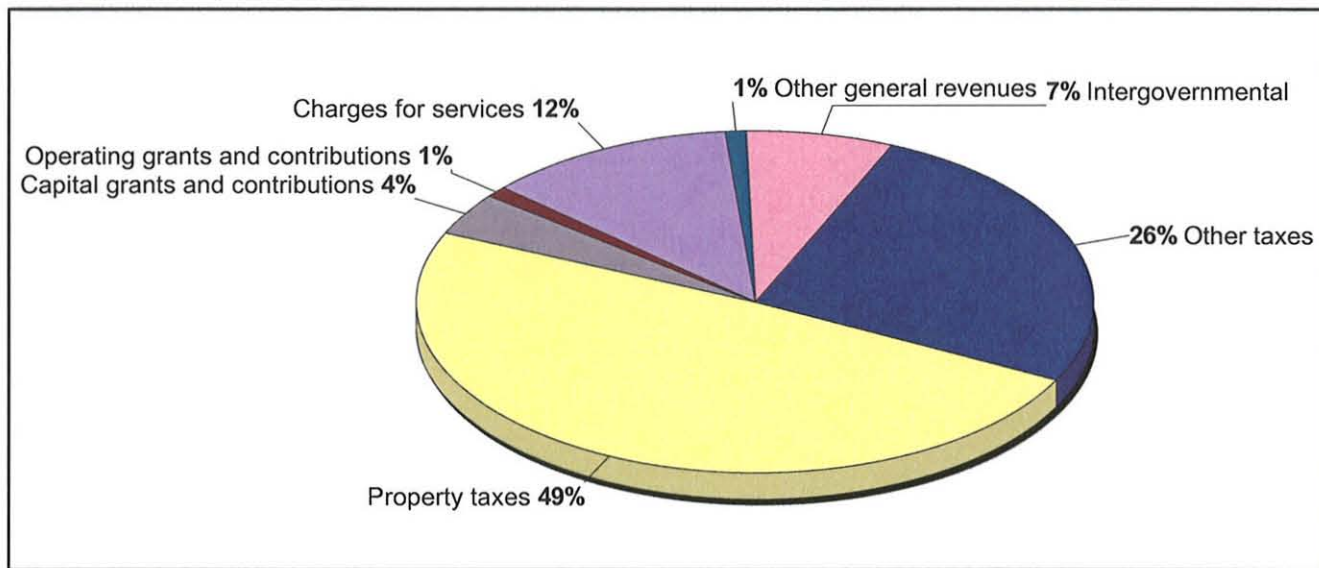


VILLAGE OF BROADVIEW

MANAGEMENT'S DISCUSSION AND ANALYSIS April 30, 2011

Governmental Activities

Revenue Source - Governmental Activities



Revenues

A graphic summary of the FY 2011 Governmental Activities revenues by category for the Village of Broadview is shown above. Property Taxes and Other Taxes accounted for a combined 75% of the Village's revenue sources used to fund governmental activities. Annual receipts from property taxes decreased \$1.4 million, or 13.7% from the prior year. The decrease was due to the reduction in incremental property taxes generated by the Village's TIFs. A portion of the decrease was absorbed by an increase in Capital Grants and contributions compared to the prior year. Current year collections in Other Taxes, which include sales taxes, utility taxes, local use taxes and cablevision taxes, were comparable to the prior year. Total revenues from governmental activities decreased \$0.6 million, or 3% from the prior year.

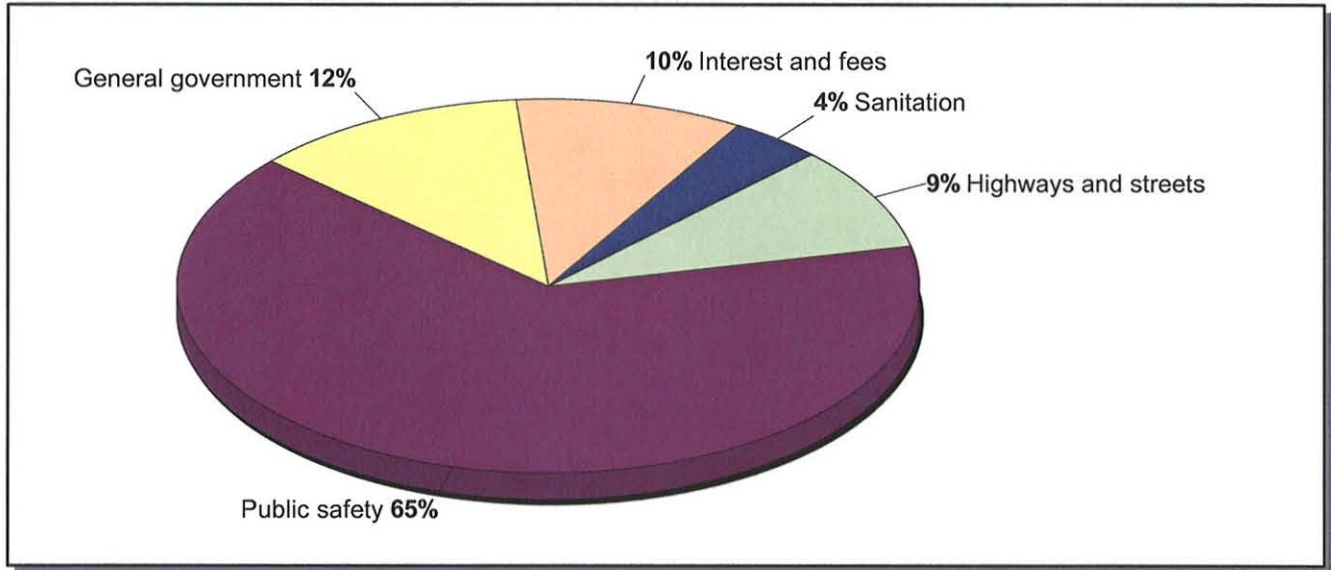
Operating revenues of the Village's business type activities (not shown as part of graph) increased by 3.8% over the prior year due primarily to increase in water supplied. Pricing of water is based on fees determined by the supplier of water. Sales of water (revenues) can be affected by climate, at times, with warmer and drier summers bringing higher demand.

VILLAGE OF BROADVIEW

MANAGEMENT'S DISCUSSION AND ANALYSIS

April 30, 2011

Expenses by Function -Governmental Activities



The chart as shown above graphically depicts the major expense categories of the Village of Broadview. The public safety category which includes the Law Enforcement, Fire and Emergency and Building Departments is substantially tax supported while their program charges cover approximately 13% of their expenses.

Operating expenses of the business type activities of the Village that includes the Water and Sewerage Department (not shown as part of graph) decreased by \$0.01 million or 6.3% from the prior year primarily related to decreased water purchases.

Financial Analysis of the Village's Funds

As of the end of the current fiscal year, the Village of Broadview's governmental funds reported a combined (major & non major) ending fund balance of \$20.9 million, a decrease of \$0.2 million over fiscal year 2010. A significant portion of the net decrease was attributable to decreased fund balance in the General Fund from a deficit \$2.9 million to a deficit \$3.1 million.

Other Financing Sources and Uses

Due to an operational deficit in the IMRF fund, an operating transfer of approximately \$150,000 was made from the General Corporate Fund to cover the operating deficit.

VILLAGE OF BROADVIEW

MANAGEMENT'S DISCUSSION AND ANALYSIS

April 30, 2011

General Fund Budgetary Highlights

The Village's budget for the General Fund anticipated that expenditures would exceed revenues by \$0.9 million, and that the net impact after other financing sources (uses) would result in an overall net increase of \$0.1 million to the fund balance. The actual result for the year, however, was a deficit of \$0.2 million, representing an unfavorable budget variance of \$0.3 million above the overall planned revenue and spending activity.

Annual revenues exceeded the budgeted amount by approximately \$0.2 million, or 1.6%. The favorable variance was primarily due to increases in replacement taxes and charges for services.

The actual General Fund expenditures exceeded the total budget expenditures, by approximately \$0.2 million. Unfavorable budget variances experienced by the various departments caused this increase.

For additional Details, please see the Budgetary Comparison Schedules for the General Fund in this report.

Capital Assets and Debt Administration

Capital assets

The Village of Broadview's investment in capital assets for its governmental and business type activities as of April 30, 2011 was \$14.2 million (net of accumulated depreciation of \$14.5 million). This investment in capital assets includes land, land for resale, buildings and improvements, distribution systems, vehicles, furniture and equipment and infrastructure. During the current fiscal year, there was very little activity in the purchasing of capital assets due to limited resources. More detailed information about capital assets can be found in Note III C. of the basic financial statements.

Table 3
Capital Assets (net of depreciation)
(in millions of dollars)

	<u>Governmental Activities</u>			<u>Business-Type Activities</u>			<u>Total</u>		
	2011	2010	Change	2011	2010	Change	2011	2010	Change
Land	\$ 1.5	\$ 1.5		\$ 0.1	\$ 0.1		\$ 1.6	\$ 1.6	
Const. in Process	0.6	-	0.6%	-	-		0.6	-	
Buildings	2.1	2.2	(4.5)%	-	-		2.1	2.2	(4.5)%
Vehicles	0.7	0.8	(12.5)%	-	-		0.7	0.8	(12.5)%
Equipment	0.1	0.2	(50.0)%	0.3	0.3		0.4	0.5	(20.0)%
Infrastructure	3.7	3.9	(5.1)%	5.1	4.6	10.9%	8.8	8.5	3.5%
Total	\$ 8.7	\$ 8.6	1.2%	\$ 5.5	\$ 5.0	10.0%	\$ 14.2	\$ 13.6	4.4%

Debt Administration

At year end, the Village had total outstanding long term debt of \$30.2 million, as compared to \$33.8 million of the previous year. More detailed information about debt administration can be found in Note III E. of the basic financial statements.

VILLAGE OF BROADVIEW

MANAGEMENT'S DISCUSSION AND ANALYSIS April 30, 2011

Table 4
Long-Term Debt
(in millions of dollars)

	<u>Governmental Activities</u>			<u>Business-Type Activities</u>			<u>Total</u>		
	<u>2011</u>	<u>2010</u>	<u>Change</u>	<u>2011</u>	<u>2010</u>	<u>Change</u>	<u>2011</u>	<u>2010</u>	<u>Change</u>
TIF Related Bonds	\$ 18.8	\$ 21.1	(10.9)%	\$ -	\$ -		\$ 18.8	\$ 21.1	(10.9)%
Bonds	10.8	11.7	(7.7)%	-	-		10.8	11.7	(7.7)%
Other	0.6	0.8	(25.0)%	-	0.2	(100.0)%	0.6	1.0	(40.0)%
Total	\$ 30.2	\$ 33.6	(10.1)%	\$ -	\$ 0.2	(100.0)%	\$ 30.2	\$ 33.8	(10.7)%

Factors Bearing on the Village's Future

Even though the Village managed to achieve a near breakeven financial result for the year, the Village finds itself in a delicate balancing act with a deficit Corporate Fund balance position, ever increasing demand for services, and a terrible economic climate. The current fiscal year corporate fund operational results were less than what was expected primarily due to lower than anticipated revenues. The goal of achieving a reasonable degree of financial stability is an ongoing process that will take years of continued fiscal restraints on spending to conserve limited resources, while yet balancing the needs of the community with the ever present need to enhance revenue streams to meet continual service demands.

22nd & 17th Ave TIF Redevelopment Area

The old Target store located in the Broadview Village Square shopping center (TIF redevelopment area), a 125,000 square foot building was sold in 2010. The new owners each secured approximately 50% of the vacated store space. LA Fitness Athletic Center opened in September 2010 and Ashley Furniture Store opened in March 2011.

Roosevelt Road TIF Redevelopment Area

- > 1940 Roosevelt Road - Dunkin Donuts / Baskin Robbins with drive-thru facilities has been in operation since December 2007. The Village entered into a redevelopment agreement with the owner to rebate actual TIF increment from the redevelopment and the Village share of sales tax up to a target amount.
- > The Village of Broadview is in the design and engineering phase of a major streetscape improvement project along most of Roosevelt Road. Improvements will include the widening of parking lanes and the replacement of street lights, sidewalks, and pedestrian crosswalks. The construction activities are anticipated to start in 2012 and be completed in 2013.
- > The Village is aggressively pursuing various redevelopment opportunities which may utilize Village owned properties along Roosevelt Road.

The Village Board of Trustees approved the 19th Street Tax Increment Financing (TIF) District redevelopment plan, south of Roosevelt Road on 17th Avenue in May 2008. In the February 2010, Chase Bank, completed construction of a branch office facility and opened for business. The Village is currently soliciting developers to redevelop a site within the TIF district that was formerly occupied by the Broadview bowling alley.

VILLAGE OF BROADVIEW

MANAGEMENT'S DISCUSSION AND ANALYSIS

April 30, 2011

The Village Board of Trustees approved the 17th Avenue Tax Increment Financing (TIF) District redevelopment plan, north of Roosevelt Road in September 2007. The Village has been seeking a developer for the Village owned property along 17th Avenue. Several developers have expressed some interest, and the Village plans to solicit proposals from multiple developers in the next fiscal year.

Requests for Information

This financial report is designed to provide the Village's citizens, taxpayers, and creditors with a general overview of the Village's finances and to demonstrate the Village's accountability for the money it receives. If you have questions about this report, need additional financial information, or would like a copy of the financial statements for the Police Pension Fund or Firefighters' Pension Fund, contact the Village hall:

Jan Baptist, Finance Director
Village of Broadview
2350 South 25th Street
Broadview, Illinois

VILLAGE OF BROADVIEW

STATEMENT OF NET ASSETS

April 30, 2011

	Governmental Activities	Business-type Activities	Totals
ASSETS			
Cash and investments	\$ 9,601,862	\$ 2,624,432	\$ 12,226,294
Receivables (net of allowance)			
Property taxes	4,819,069	-	4,819,069
Intergovernmental	1,164,459	-	1,164,459
Accounts	59,856	131,014	190,870
Other	681,993	-	681,993
Restricted cash and investments	11,944,245	-	11,944,245
Prepaid items	228,680	-	228,680
Internal balances	(100,000)	100,000	-
Issuance costs	214,350	-	214,350
Property held for resale	2,805,541	-	2,805,541
Net pension asset	177,884	-	177,884
Capital assets			
Land	1,491,927	68,195	1,560,122
Construction in progress	620,254	-	620,254
Infrastructure	8,433,934	9,954,016	18,387,950
Buildings	4,070,000	16,885	4,086,885
Machinery and equipment	934,197	635,700	1,569,897
Vehicles	3,230,366	-	3,230,366
Less accumulated depreciation	(10,042,746)	(5,139,344)	(15,182,090)
Total Assets	<u>40,335,871</u>	<u>8,390,898</u>	<u>48,726,769</u>
LIABILITIES			
Accounts payable	825,529	145,762	971,291
Accrued payroll	32,472	-	32,472
Other liabilities	51,604	-	51,604
Accrued interest payable	522,073	5,613	527,686
Unearned revenue	4,428,547	-	4,428,547
Firefighters' pension fund payable	804,956	-	804,956
Police pension fund payable	718,465	-	718,465
Due to agency fund	300,000	-	300,000
Noncurrent liabilities			
Due within one year	4,457,660	89,429	4,547,089
Due in more than one year	25,787,121	-	25,787,121
Total Liabilities	<u>37,928,427</u>	<u>240,804</u>	<u>38,169,231</u>
NET ASSETS			
Invested in capital assets, net of related debt	5,322,354	5,446,023	10,768,377
Restricted for			
Streets and highways	768,003	-	768,003
Economic Development	4,619,350	-	4,619,350
Unrestricted (deficit)	(8,302,263)	2,704,071	(5,598,192)
TOTAL NET ASSETS	<u>\$ 2,407,444</u>	<u>\$ 8,150,094</u>	<u>\$ 10,557,538</u>

See accompanying notes to financial statements.

VILLAGE OF BROADVIEW

STATEMENT OF ACTIVITIES For the Year Ended April 30, 2011

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities				
General government	\$ 1,847,248	\$ 266,967	\$ 2,700	\$ -
Public safety	9,305,419	1,221,477	5,136	-
Highways and streets	1,325,493	229,002	244,952	710,254
Sanitation	608,576	482,868	-	-
Interest and fiscal charges	1,441,861	-	-	-
Total Governmental Activities	<u>14,528,597</u>	<u>2,200,314</u>	<u>252,788</u>	<u>710,254</u>
Business-type activities				
Water and sewerage	<u>1,555,320</u>	<u>2,721,188</u>	<u>-</u>	<u>-</u>
Total Business-type Activities	<u>1,555,320</u>	<u>2,721,188</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 16,083,917</u>	<u>\$ 4,921,502</u>	<u>\$ 252,788</u>	<u>\$ 710,254</u>

General Revenues

Property taxes
 Other taxes
 Sales taxes
 Local use taxes
 Utility taxes
 Other taxes
 Intergovernmental
 State income tax
 Personal property replacement tax
 Investment income
 Miscellaneous

Transfers

Total General Revenues

Change in net assets

NET ASSETS (Deficit) - Beginning of Year

NET ASSETS - END OF YEAR

Net (Expenses) Revenues and Changes in Net Assets

<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Totals</u>
\$ (1,577,581)	\$ -	\$ (1,577,581)
(8,078,806)	-	(8,078,806)
(141,285)	-	(141,285)
(125,708)	-	(125,708)
<u>(1,441,861)</u>	<u>-</u>	<u>(1,441,861)</u>
<u>(11,365,241)</u>	<u>-</u>	<u>(11,365,241)</u>
<u>-</u>	<u>1,165,868</u>	<u>1,165,868</u>
<u>-</u>	<u>1,165,868</u>	<u>1,165,868</u>
<u>(11,365,241)</u>	<u>1,165,868</u>	<u>(10,199,373)</u>
8,772,722	-	8,772,722
3,267,135	-	3,267,135
117,603	-	117,603
1,246,771	-	1,246,771
79,225	-	79,225
617,042	-	617,042
676,649	-	676,649
54,893	5,308	60,201
<u>101,392</u>	<u>-</u>	<u>101,392</u>
<u>(90,000)</u>	<u>90,000</u>	<u>-</u>
<u>14,843,432</u>	<u>95,308</u>	<u>14,938,740</u>
3,478,191	1,261,176	4,739,367
<u>(1,070,747)</u>	<u>6,888,918</u>	<u>5,818,171</u>
<u>\$ 2,407,444</u>	<u>\$ 8,150,094</u>	<u>\$ 10,557,538</u>

See accompanying notes to financial statements.

VILLAGE OF BROADVIEW

BALANCE SHEET GOVERNMENTAL FUNDS April 30, 2011

	General	22nd and 17th Avenue TIF Redevelopment Fund	Roosevelt Road TIF
ASSETS			
Cash and investments	\$ 2,503,010	\$ 33,463	\$ 4,504,152
Receivables (net of allowance)			
Property taxes	2,355,013	1,346,771	488,603
Intergovernmental	1,105,334	-	-
Accounts	-	-	-
Other	681,993	-	-
Restricted cash and investments	-	11,079,664	-
Due from other funds	27,145	-	-
Prepaid items	228,680	-	-
Advances to other funds	<u>72,587</u>	<u>-</u>	<u>-</u>
TOTAL ASSETS	<u>\$ 6,973,762</u>	<u>\$ 12,459,898</u>	<u>\$ 4,992,755</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	\$ 333,424	\$ 150	\$ 348
Accrued payroll	32,472	-	-
Other liabilities	51,604	-	-
Firefighters' pension fund payable	804,956	-	-
Police pension fund payable	718,465	-	-
Due to other funds	-	-	-
Deferred revenues	2,485,556	1,346,771	421,207
Advances from other funds	<u>5,600,000</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>10,026,477</u>	<u>1,346,921</u>	<u>421,555</u>
Fund Balances			
Reserved			
Reserved for prepaid items	228,680	-	-
Reserved for debt service	-	11,079,664	-
Reserved for advances to other funds	72,587	-	-
Unreserved, undesignated, reported in:			
General fund (deficit)	(3,353,982)	-	-
Special revenue funds	-	33,313	4,571,200
Debt service funds	-	-	-
Capital projects funds	<u>-</u>	<u>-</u>	<u>-</u>
Total Fund Balances (deficit)	<u>(3,052,715)</u>	<u>11,112,977</u>	<u>4,571,200</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 6,973,762</u>	<u>\$ 12,459,898</u>	<u>\$ 4,992,755</u>

See accompanying notes to financial statements.

<u>Debt Service</u>	<u>Capital Projects</u>	<u>Nonmajor Governmental Funds</u>	<u>Totals</u>
\$ 522,490	\$ 437,214	\$ 1,601,533	\$ 9,601,862
465,666	-	163,016	4,819,069
-	-	59,125	1,164,459
-	-	59,856	59,856
-	-	-	681,993
-	864,581	-	11,944,245
-	-	-	27,145
-	-	-	228,680
-	<u>5,300,000</u>	-	<u>5,372,587</u>
<u>\$ 988,156</u>	<u>\$ 6,601,795</u>	<u>\$ 1,883,530</u>	<u>\$ 33,899,896</u>

\$ -	\$ 700	\$ 490,907	\$ 825,529
-	-	-	32,472
-	-	-	51,604
-	-	-	804,956
-	-	-	718,465
-	-	127,145	127,145
407,021	-	145,511	4,806,066
-	-	72,587	5,672,587
<u>407,021</u>	<u>700</u>	<u>836,150</u>	<u>13,038,824</u>

-	-	-	228,680
-	864,581	-	11,944,245
-	5,300,000	-	5,372,587
-	-	-	(3,353,982)
-	-	1,047,380	5,651,893
581,135	-	-	581,135
-	<u>436,514</u>	-	<u>436,514</u>
<u>581,135</u>	<u>6,601,095</u>	<u>1,047,380</u>	<u>20,861,072</u>
<u>\$ 988,156</u>	<u>\$ 6,601,795</u>	<u>\$ 1,883,530</u>	<u>\$ 33,899,896</u>

See accompanying notes to financial statements.

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VILLAGE OF BROADVIEW

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET ASSETS April 30, 2011

Total Fund Balances - Governmental Funds	\$ 20,861,072
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Amounts reported for governmental activities in the statement of net assets are different because:

Capital assets used in governmental funds are not financial resources and therefore, are not reported in the funds. See Note III C.	8,737,932
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Some receivables that are not currently available are reported as deferred revenues in the fund financial statements but are recognized as revenue when earned in the government-wide statements.	377,519
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Property held for resale in the governmental fund are not current financial resources and therefore, are not reported in the fund financial statements.	2,805,541
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An asset is reported on the Statement of Net Assets due to the Village's overfunding of its annual required contribution to the Fire Pension.	177,884
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Some liabilities, including long-term debt, are not due and payable in the current period, and therefore, are not reported in the funds.

Bonds and notes payable	(29,676,327)
Compensated absences	(298,925)
Accrued interest	(522,073)
Unamortized debt discount, premium, and issuance costs	141,201
Net OPEB Obligation	(158,269)
Net Pension Obligation	<u>(38,111)</u>

NET ASSETS OF GOVERNMENTAL ACTIVITIES	<u>\$ 2,407,444</u>
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See accompanying notes to financial statements.

VILLAGE OF BROADVIEW

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the Year Ended April 30, 2011

	General	22nd and 17th Avenue TIF Redevelopment Fund	Roosevelt Road TIF
REVENUES			
Property taxes	\$ 4,031,841	\$ 2,484,883	\$ 1,021,953
Other taxes	4,133,200	600,000	-
Intergovernmental	1,326,988	-	-
Licenses and permits	502,308	-	-
Investment income	5,049	146	9,420
Charges for services	835,305	-	-
Fines, forfeitures and penalties	183,955	-	-
Miscellaneous	<u>102,022</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>11,120,668</u>	<u>3,085,029</u>	<u>1,031,373</u>
EXPENDITURES			
Current			
General government	1,266,763	12,949	30,119
Public safety	9,331,010	-	-
Streets	904,033	-	-
Sanitation	-	-	-
Employee benefits	-	-	-
Debt Service			
Debt service - principal	370,000	2,305,000	-
Debt service - interest and fees	131,384	1,041,125	-
Cost of issuance	-	-	-
Capital Outlay	<u>44,652</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>12,047,842</u>	<u>3,359,074</u>	<u>30,119</u>
Excess (deficiency) of revenues over expenditures, before other financing sources and (uses)	<u>(927,174)</u>	<u>(274,045)</u>	<u>1,001,254</u>
OTHER FINANCING SOURCES (USES)			
Bonds issued	-	-	-
Sale of capital assets	3,204	-	-
Transfers in	906,478	-	-
Transfers (out)	<u>(150,000)</u>	<u>(906,478)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>759,682</u>	<u>(906,478)</u>	<u>-</u>
Net Change in Fund Balances	(167,492)	(1,180,523)	1,001,254
FUND BALANCES - Beginning of Year (Deficit)	<u>(2,885,223)</u>	<u>12,293,500</u>	<u>3,569,946</u>
FUND BALANCES - END OF YEAR (DEFICIT)	<u>\$ (3,052,715)</u>	<u>\$ 11,112,977</u>	<u>\$ 4,571,200</u>

See accompanying notes to financial statements.

Debt Service	Capital Projects	Nonmajor Governmental Funds	Totals
\$ 906,699	\$ -	\$ 327,346	\$ 8,772,722
-	-	-	4,733,200
-	-	955,206	2,282,194
-	-	-	502,308
35,585	1,131	3,562	54,893
-	-	613,048	1,448,353
-	-	9,477	193,432
-	54,200	-	156,222
<u>942,284</u>	<u>55,331</u>	<u>1,908,639</u>	<u>18,143,324</u>
-	73,186	107,602	1,490,619
-	-	171,256	9,502,266
-	-	213,909	1,117,942
-	-	608,576	608,576
-	-	286,781	286,781
1,385,000	-	-	4,060,000
371,329	-	-	1,543,838
21,907	-	-	21,907
-	-	580,508	625,160
<u>1,778,236</u>	<u>73,186</u>	<u>1,968,632</u>	<u>19,257,089</u>
<u>(835,952)</u>	<u>(17,855)</u>	<u>(59,993)</u>	<u>(1,113,765)</u>
870,000	-	-	870,000
-	-	-	3,204
-	-	150,000	1,056,478
-	-	-	(1,056,478)
<u>870,000</u>	<u>-</u>	<u>150,000</u>	<u>873,204</u>
34,048	(17,855)	90,007	(240,561)
<u>547,087</u>	<u>6,618,950</u>	<u>957,373</u>	<u>21,101,633</u>
<u>\$ 581,135</u>	<u>\$ 6,601,095</u>	<u>\$ 1,047,380</u>	<u>\$ 20,861,072</u>

See accompanying notes to financial statements.

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